

Madison Valley Cottage Housing and Mother-in-Law Units Points of Demonstration

NW corner of 29th Avenue East and E. Pine Street in the Madison Valley neighborhood. Corner lot, currently occupied by a duplex in need of repairs. New construction of 4 cottages and a mother-in-law apartment-style unit with a total of 5 units.

Housing statement and Intention to Build

Owner desires to build and sell "Pine Street Cottage" style homes. The project designer used the cottage housing ordinance to develop a formal garden site plan and to locate an additional unit over the garages. Site will be landscaped with trellises and garden flowers.

Affordability features.

The house plans will be flexible enough to provide two unit plans. The standard plan will have two bedrooms and two baths. The ceiling over the living room, dining room, kitchen area will be 2 story. The alternate plan would add a third bedroom over the kitchen and dining rooms. Buyers of the cottages will be anyone from a couple (113% of median income) to a family with three members (101%). These houses could serve single parents due to the fenced site and areas for children to play. Even the upstairs unit could accommodate more than one person because in addition to one bedroom and a loft, it will have two outside decks on the roof of the garage, one off the living room and one off the master bedroom.

These affordable prices come from the higher number of units on the lot and the lot price based upon the existing revenue from the rental units. The zoning is SF5000 and the duplexes are grandfathered.

Cracking the Codes

Number of units

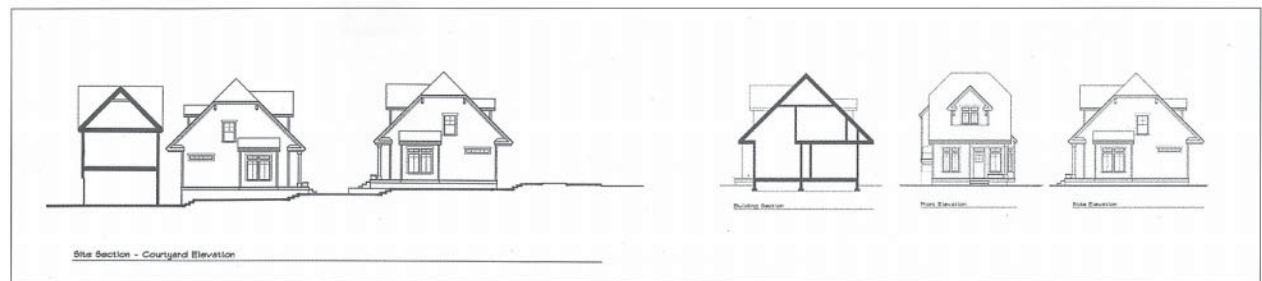
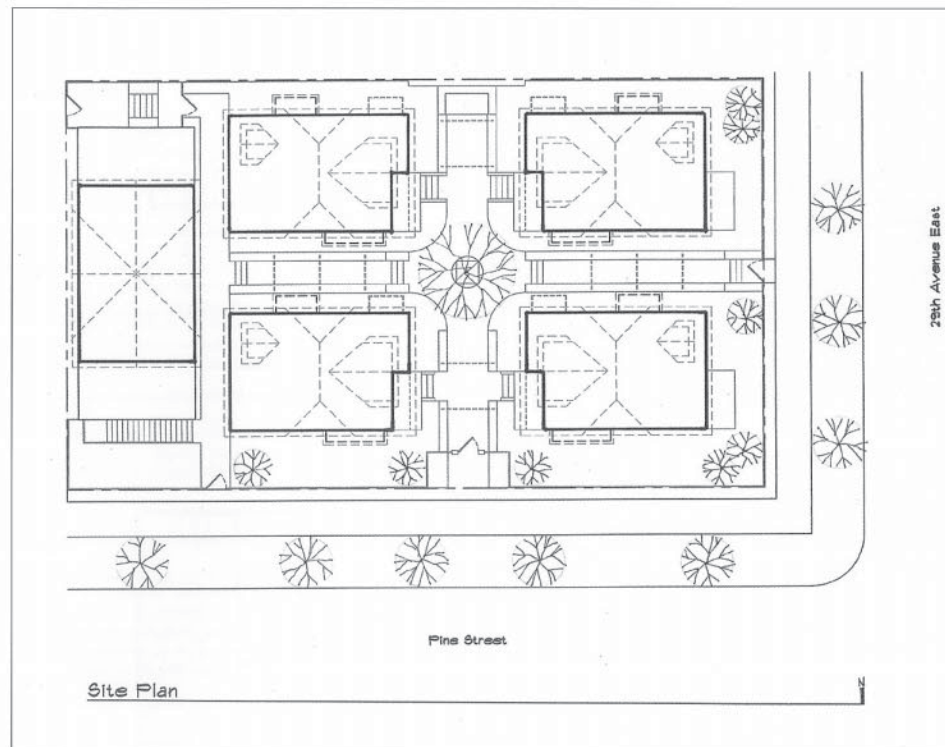
- This lot is zoned for only one house. This development would provide five.
- Mother-in-law unit over the garage.
- Under current code mother-in-law apartments cannot be over garages.

Yard setbacks

The setbacks on the front yard (it's a corner lot) does not conform to the code requirements. This proposal uses front setbacks of 10' and a side street setback of 10'. The code requires 20' in the front and 10' on the side street setback. The garage is placed on the edge of the alley, without a setback, where the setback requirement for rear yards is 25' from the center of the alley. This development uses the lot more effectively that the existing zoning to house people. The cottages will have landscaped yards and walks that will provide all the beauty of a garden that would be in a yard, but there are homes for more families. Since it's on a corner, the site has more street exposure to get sunlight and outlook, and it has only one neighbor. On that side the development provides the required side-yard.

Neighborhood Acceptability

We have contacted neighbors and surrounding business owners who are very supportive of the proposed project. Also, a similar project, The Pine Street Cottages done in the early '90s, is very popular.



**Madison Valley Cottage
Housing and Mother-in-Law Units**

Architect:

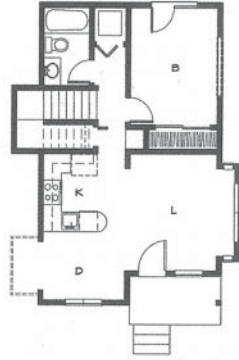
Paul Pierce
Robert Dalrymple AIA,
Dalrymple & Associates
Seattle, WA

Owner/Developer:

Nancy Palmer, Developer Threshold Housing

Project Summary & Jury Comments

Following the model of the popular "Pine Street Cottages," this project offers a total of five units on a corner site currently zoned for a single house. It exemplifies the special opportunities offered by a corner lot that call out for special treatment re density of structure envelopes and occupancy and also re setback requirements. The units fit within the scale of existing neighborhood houses, an important consideration.



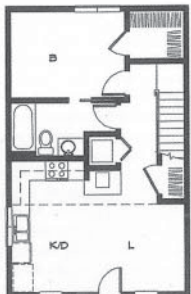
Floor Plan 1



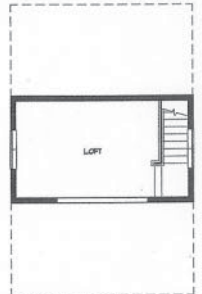
Floor Plan 2



Alt. Floor Plan 2



Carriage House Floor Plan 1



Carriage House Floor Plan 2

